Z-VICINITY MAP

Z-ZONING MAP

ZONING INFORMATION RSA-5

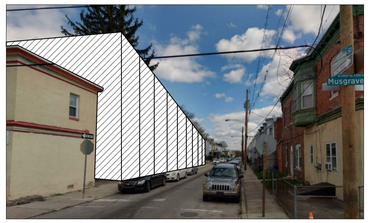
ZONING REGULATIONS	PROPOSED CONDITIONS	VARIANCE REQUIRED
MINIMUM LOT WIDTH: 16'-0"	LOT WIDTH: 16'-6"	NO
MINIMUM LOT AREA: 1,440 SQ FT.	LOT AREA: 1189	NO
MINIMUM OPEN AREA: INTERMEDIATE: 25%; CORNER LOT 20%	OPEN AREA: 598 SF (49%)	NO
MINIMUM FRONT YARD DEPTH: BASED ON SETBACKS OF ABUTTING LOTS	FRONT YARD DEPTH: 0'-0"	NO
MINIMUM SIDE YARD WIDTH (PERMITTED RESIDENTIAL USE): 5'-0" PER YARD	SIDE YARD WIDTH: N/A	NO
MINIMUM REAR YARD DEPTH: 9'-0"	REAR YARD DEPTH: 36'-3"	NO
MAXIMUM HEIGHT: 38'-0"	HEIGHT: 35'-6"	NO
MINIMUM SET BACK OF STORIES ABOVE THE SECOND STORY: 8'-0"	SET BACK: N/A	NO
MINIMUM ROOF DECK SET BACK FROM FRONT BUILDING LINE: 5'-0"	SET BACK: 5'-0"	NO
PARKING: 0 REQUIRED	1	NO
BIKE PARKING: 0 REQUIRED	0	NO
STREET TREES: 0 REQUIRED	0	NO

PERMITTED BUILDING TYPE -
DETACHED, SEMI-DETACHED, ATTACHED

PERMITTED USE TYPE -
SINGLE FAMILY; PASSIVE RECREATION; FAMILY DAY CARE; RELIGIOUS ASSEMBLY; SAFETY SERVICES; TRANSIT STATION; COMMUNITY GARDEN; MARKET OR COMMUNITY-SUPPORTED FARM

DESCRIPTION - NINE THREE STORY SINGLE FAMILY TOWNHOMES WITH PARKING IN REAR OF HOME AND A ROOFDECK. EACH TOWNHOME IS COMPRISED OF THREE BEDROOMS AND TWO BATHROOMS AS WELL AS A BASEMENT.

PLEASANT ST SITE PHOTO



PLEASANT ST SITE PHOTO

MEEHAN ST SITE PHOTO

MEEHAN ST SITE PHOTO

PERSPECTIVE

ZONING SITE PLAN

SCALE 3 / 32 " = 1 ' - 0"

0 16 32 48 64 ft

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SEAL

PROJECT ADDRESS
109-121 PLEASANT ST, PHILADELPHIA PA

ISSUE FOR ZONING	TK	SW	05.12.2020
SUBMISSIONS & REVISIONS	BY	APPD	YYYY.MM.DD

PROJECT
109-121 PLEASANT ST

SHEET TITLE
ZONING PLAN

PROJECT NO 19115105

DRAWING NO **Z001**

REVISION

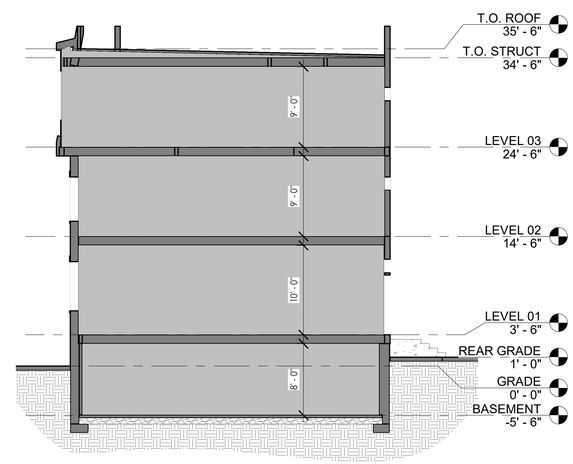
SCALE As indicated

ORIGINAL SHEET - ARCH D (24"x36")

PLEASANT ST REAR ELEVATION

PLEASANT ST FRONT ELEVATION

MEEHAN ST FRONT ELEVATION



BUILDING SECTION

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PROJECT

109-121 PLEASANT ST

SHEET TITLE

ZONING ELEVATIONS

PROJECT NO

19115105

DRAWING NO

Z002

REVISION

SCALE

1/8" = 1'-0"

05/12/2020 7:56:03 AM

ORIGINAL SHEET - ARCH D (24"x36")